



Administrative Approval Action

Case File / Name: SUB-0042-2020
PHOENIX PLACE LOT 79

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** This site (Lot 79 of BM1953, page 111) is located on the east side of N. Raleigh Blvd, east of N. King Charles Road, at 1004 Phoenix Place.
- REQUEST:** Subdivision of a vacant Lot 79, 0.61 acre/26,625.95 sf tract (PIN#1714-74-0428) zoned R-6 into 2 lots with 0.003 ac/141.33 sf of right-of-way dedication. New Lot 5 being 0.37 ac (16,032.29 sf) and new Lot 6 being 0.24 ac (10,452.33 sf) with a net area of 0.61 ac (26,484.62 sf) and density of 3.27 units/ac.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated February 1, 2021 by Jones & Crossen Engineering, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
2. The developer has split the Phoenix Place improvements over 3 subdivisions - S-40-2020, S-41-2020 and S-42-2020. The public improvements however are to be shown on a site permitting review set for full review of the public improvements at time of site permitting review.

Stormwater

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3). Provide flood study approval memo and files for permitting flood study to address downstream structural flooding.



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6. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. The subdivision plat for SUB-0042-2020 (1004 Phoenix Pl) shall be recorded with the Wake County Register of Deeds and an electronic copy returned to the Planning and Development Department within 14 days of recordation.

Engineering

2. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
5. The lots will have a shared driveway easement for the two lot property owners. It is a residential driveway shared access easement for the two property owners. It is not a cross access easement and will need to be shown on the plat for recording.
6. The developer has split the Phoenix Place improvements over 3 subdivisions - S-40-2020, S-41-2020 and S-42-2020. The public improvements however are to be shown on a site permitting review set for full review of the public improvements at time of site permitting review. Note 5 on the cover sheet of SUB-0042-2020 indicates the infrastructure will be in place with SUB-0040-2020 as it will be the first to be developed.



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Public Utilities

7. Infrastructure Construction Plans must be approved by the City of Raleigh Public Utilities Department for all public water and public sewer extensions.

Stormwater

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
9. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. The subdivision plat for SUB-0042-2020 (1004 Phoenix Pl) shall be recorded with the Wake County Register of Deeds.

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

The following are required prior to issuance of building occupancy permit:

Engineering

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. All street lights and street signs required as part of the development approval are installed.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:



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3-Year Sunset Date: June 30, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: June 30, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 03/03/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

DEVELOPMENT SERVICES
Preliminary Subdivision Plan Application
 Application Fee: \$1,000 (Non-refundable)
 This form is to be submitted with a Preliminary Subdivision Plan (LDO Section 2.2.1.1).
 Please check the appropriate box for the type of development.

Development Type: Commercial Development Residential Development Other

Project Name: **PHOENIX PLACE LOT 79 SUBDIVISION**

Site Address: **1004 Phoenix Place**

Project Number: **SCOPE-0035-2019**

Developer: **Jones & Crossen Engineering, PLLC**

City: **Raleigh, NC**

Map Scale: **1" = 100'**

DEVELOPER'S TITLE & DEDICATION TABLE

Table with 4 columns: Description, Area (sq ft), Area (acres), and Remarks.

Description	Area (sq ft)	Area (acres)	Remarks
Proposed Single Family	116,032.29	2.67	
Proposed Vacant	116,032.29	2.67	
Total	232,064.58	5.34	

DEVELOPER'S STATEMENTS

I hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief.

I hereby certify that the proposed subdivision complies with all applicable laws, codes, and ordinances of the City of Raleigh.

I hereby certify that the proposed subdivision complies with all applicable laws, codes, and ordinances of the State of North Carolina.

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER AS APPROVED IN THESE PLANS. IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2150, AND THE PUBLIC UTILITIES DEPARTMENT AT 595-5443, AT LEAST THIRTY (30) HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

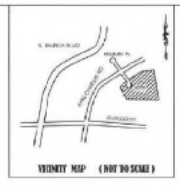
FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE IMPOSITION OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS VIOLATION.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM FLUX, HAVE PERMITTED PLUG ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PHOENIX PLACE LOT 79 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

SUB-0042-2020



SITE DATA

PROJECT NAME	PHOENIX PLACE LOT 79 SUBDIVISION
PREPARED BY	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE: (919) 387-1174 FAX: (919) 387-3375 CONTACT PERSON: FETTER D. CROSSEN
OWNER / DEVELOPER CONTACT INFORMATION	J&C, LLC PO BOX 20067 RALEIGH, NORTH CAROLINA 27619 PHONE: (919) 544-7050 CONTACT PERSON: HOWARD LOVE
SITE ADDRESS	1004 PHOENIX PLACE
CURRENT PROPERTY ZONING	R-6
MAP COUNTY PIN	1714-74-0425
TOTAL AREA	0.61 AC (264,225.55 SF)
ROW DEDUCTION	0.005 AC (41,33.59 SF)
NET SUBDIVISION AREA	0.61 AC (264,225.55 SF)
EXISTING USE	VACANT
PROPOSED USE	DETACHED SINGLE FAMILY
PROPOSED NUMBER OF LOTS	2
LOT 5 AREA	0.37 AC (16,032.29 SF)
LOT 6 AREA	0.24 AC (10,452.33 SF)
PROPOSED ZONING	R-6
PROPOSED LOTS	2
PROPOSED LOTS	2
PROPOSED LOTS	2
PROPOSED LOTS	2

- NOTES**
- THE NUMBER OF THIS PRELIMINARY SUBDIVISION PLAN IS SUFFICIENT TO SUBMIT THE LOTS TO THE CITY OF RALEIGH FOR REVIEW AND RECORDATION.
 - THE LOTS ARE TO BE USED FOR SINGLE-FAMILY RESIDENCES.
 - THE LOTS ARE TO BE USED FOR SINGLE-FAMILY RESIDENCES.
 - PHOENIX PLACE PUBLIC IMPROVEMENTS INCLUDING DETENTION OF THE PUBLIC WATER MAIN ARE SHOWN ON THE PRELIMINARY SUBDIVISION PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THESE IMPROVEMENTS.
 - THE PHOENIX PLACE LOT 79 SUBDIVISION SHALL BE DEVELOPED PER THE CITY OF RALEIGH SUBDIVISION ORDINANCES AND THE CITY OF RALEIGH SUBDIVISION ORDINANCES.
 - THE LOTS ARE TO BE USED FOR SINGLE-FAMILY RESIDENCES.
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SUBDIVISION DRAWING SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY SUBDIVISION PLAN
4	PRELIMINARY SEWER & UTILITY PLAN

BLOCK PERMETER EXEMPTION

CITY OF RALEIGH, TO 6-1-B SECTION, ADOPTED THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERMETER EXEMPTION IS 3 ACRES FOR AN AVERAGE LOT SIZE OF 0.3 ACRES ON THE BLOCK. SINCE THE PHOENIX PLACE LOT 79 SUBDIVISION AVERAGE LOT SIZE IS LESS THAN 0.3 ACRES, THIS PROJECT IS EXEMPT FROM BLOCK PERMETER REQUIREMENTS OF LDO ARTICLE 6.5.

LOT ASSIGNMENT

LOT 5	1004 PHOENIX PLACE (0.37 AC)
LOT 6	1006 PHOENIX PLACE (0.24 AC)



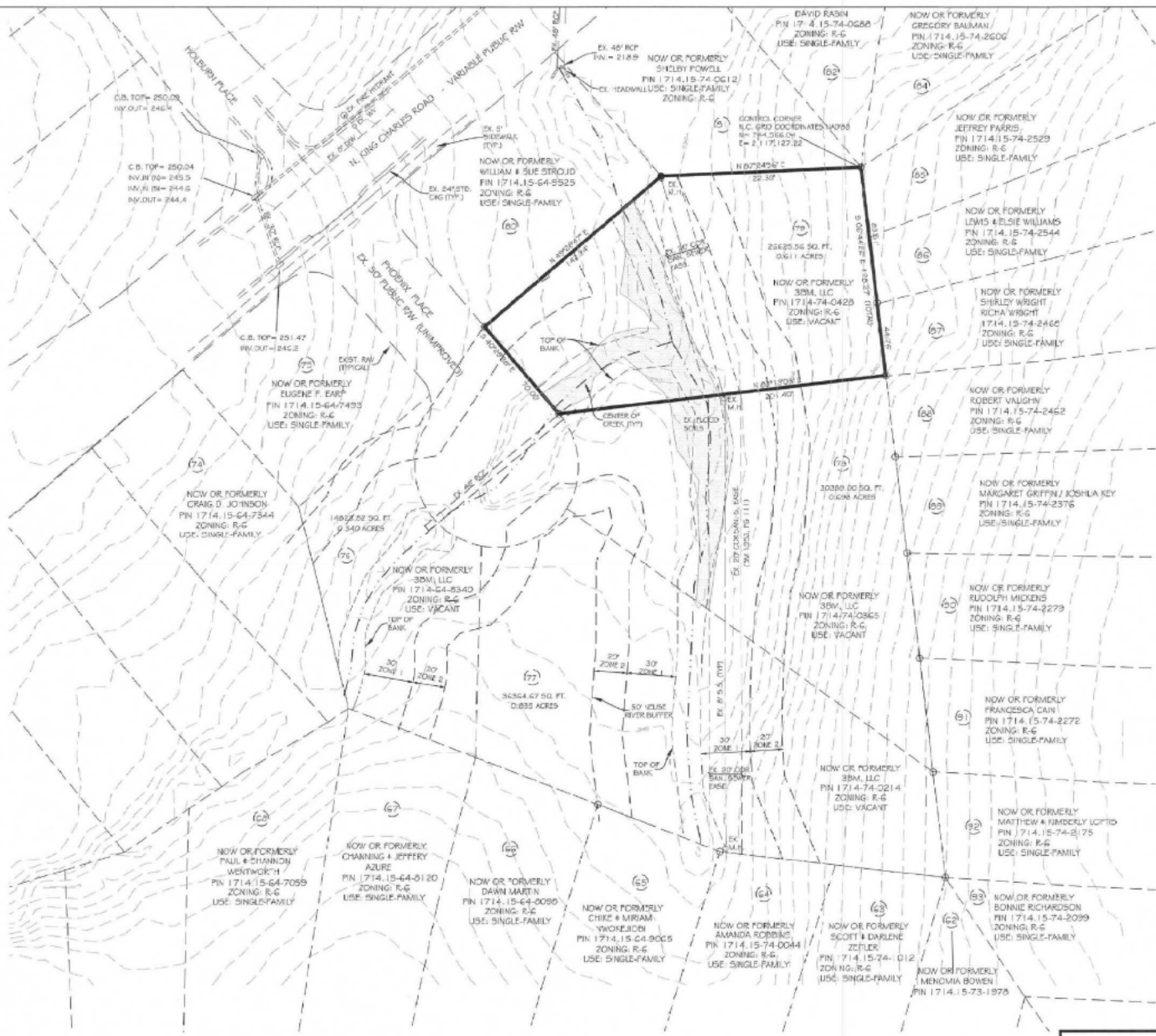
**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

Jones & Crossen ENGINEERING, PLLC
 Construction Management | Land Planning
 Civil Engineering | North Carolina
 221 N. SALEM ST.
 SUITE 501
 PO BOX 1062
 APEX, NC 27502
 OFFICE: 919-387-1174
 REGISTRATION: P-0151
 www.jonescrossen.com

PHOENIX PLACE LOT 79 SUBDIVISION
 PRELIMINARY SUBDIVISION PLAN
 COVER SHEET

CITY OF RALEIGH
 MAY 28, 2020

1920



- NOTES:**
1. ALL UTILITIES AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFIC ORD.
 2. BOUNDARY AND DISTINGUISHING INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELKINSBURG LAND SURVEY COMPANY.
 3. TOPOGRAPHIC INFORMATION FOR THIS PROJECT WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELKINSBURG LAND SURVEY COMPANY. THIS INFORMATION WAS BLENDED WITH LOWE TOPOGRAPHIC INFORMATION FROM NC MAPS, USED TO GREATLY CORRECT FOR INACCURACIES.
 4. NO FEMA UNAPPEALED FLOOD PLANS EXIST ON THIS SITE PER FEMA MAP NUMBER 370017-400, DATED MAY 2, 2006.
 5. THE SITE HAS BEEN REVIEWED FOR NEPA/NEPA, NIMBY, NEPA SUPPLEMENT TO CDD BY NCDA & ENVIRONMENTAL CONSULTANTS, INC. THE BUFFERED STREAM IS BASED ON TOP OF BANK SURVEY POINTS BY GUNTERSON AND SURVEY COMPANY.
 6. THE FLOOD HAZARD INFORMATION WAS TAKEN FROM A REPORT BY SOIL & ENVIRONMENTAL CONSULTANTS, INC.
- REFERENCES:**
1. EXISTING PHOENIX PLACE PIN IS RECORDED IN BM 1853, PG 111.
 2. EXISTING 20' SIDEWALK PIN IS RECORDED IN BM 1853, PG 111.

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

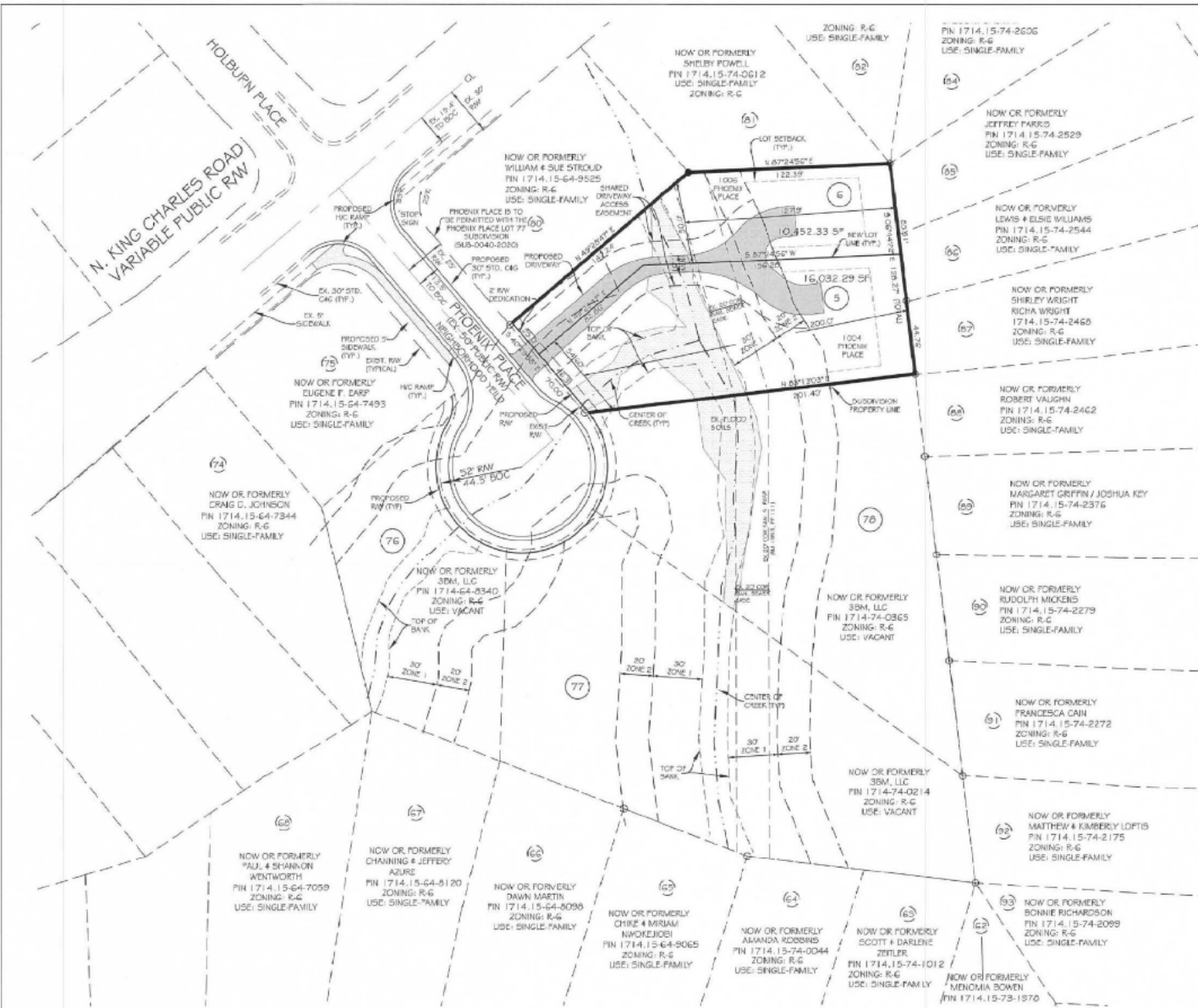


PHOENIX PLACE LOT 79 SUB'D
 PRELIMINARY SUBDIVISION PLAN
 WAKE COUNTY, NORTH CAROLINA
EXISTING CONDITIONS PLAN

SCALE	1"=30'	PDC
DATE	MAY 28, 2020	
REVISION	NO. 000000	1st CYCLE REVIEW
	NO. 000000	2nd CYCLE REVIEW
DATE	2	
YEAR	1920	

Jones & Cnossen
 ENGINEERING, PLLC
 Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.
 SUITE 601
 PO BOX 1062
 APEX, NC 27522
 Office: 919.881.1174
 Registration: P-2051
 www.jonescnossen.com



- NOTES:**
1. ALL UTILITIES ARE LOCATIONS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFIC ORDINANCES.
 2. EXISTING AND PROPOSED CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY FLEUNGERS LAND SURVEY COMPANY.
 3. ALL TYPICAL PAVED DRIVEWAYS EXIST ON THIS SITE PER PINA MAP NUMBER 3720-77-4000 DATED MAY 2, 2005.
 4. THIS SITE HAS BEEN REVIEWED FOR UTILITIES, UNDERGROUND UTILITIES AND CROSSED BY SOI & ENVIRONMENTAL CONSULTANTS, INC. THE SURVEYED STRIKING IS BASED ON TOP OF BANK SURVEY PHOTO BY GUYTON AND JAMES SURVEY COMPANY.
 5. THE EXISTING UTILITIES IS LOCATED 2' FROM 2' ACROSS 30' TREE CONSERVATION AREA IS NOT REQUIRED PER LOCAL SECTION 5.12.
 6. THE FLOOD ZONE INFORMATION WAS TAKEN FROM A REPORT BY JAMES & ENVIRONMENTAL CONSULTANTS, INC.
 7. SHARED DRIVEWAY ACCESS IS PROPOSED FOR NEW LOTS 1 & 2.
 8. THERE ARE NO PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION. PROPOSED PUBLIC IMPROVEMENTS ARE ASSOCIATED WITH THE PROPOSED PHASE 77 SUBDIVISION. PUBLIC PLACE, DRIVE, DRIVEWAY AND ACCESSORIES AT THE PROPOSED PHASE 77 SUBDIVISION (SUB-DIVISION) AND ARE SHOWN HEREIN FOR INFORMATION.

EXISTING SITE DATA

SUB ADDRESS	1004 PHOENIX PLACE
PIN NUMBER	1714-15-74-2456
DEED BOOK	38 (4) 775, PI 00616
RECORDED MAP	30, 1033 PI 111
ZONING	R-6
ACRES	0.61 ACRES

OVERALL SITE DATA

ZONING	R-6
PRICE INFORMATION	
ACRES	0.61 ACRES
PROPOSED LOTS	03 ST ACRES
LOT 2	0.26 ACRES
PROPOSED USE	SINGLE FAMILY

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



SCALE	1"=30'	PDC
DATE	MAY 20, 2020	
REVISION	07/20/20	1st CYCLE REVIEW
	09/30/20	2nd CYCLE REVIEW
	2/20/21	3rd CYCLE REVIEW
DATE	3	
YEAR	1920	

